

**Project Narrative
For
Proposed Lowe's Home Improvement Center Development
Located at the Northwest Corner of McDowell Road
and Hayden Road, in Scottsdale, AZ**

Lowe's HIW, Inc. proposes to develop a Lowe's Home Improvement Center at the northwest corner of McDowell Road and Hayden Road. A Site plan depicting the proposed development is included with the Design Review submittal package.

The project site is primarily zoned C-S with a small portion of the site zoned C-3. The project site consists of 12.74 net acres and is currently developed as a Kmart store consisting of a main building, an auto service center, and a restaurant. A site aerial and context plan is included in the Design Review submittal package.

The land uses adjacent to the site are as follows:

- ◆ North – Zoning R1-7 Single Family Residential
- ◆ East – (Across Hayden Road) Zoning PNC Medial Office
- ◆ Southeast – (Across Intersection) Zoning I-1 Gas Station and Offices
- ◆ South – (Across McDowell Road) Zoning C-3 Commercial Retail
- ◆ West – Zoning C-3 Retail / Shopping

The proposed Lowe's development consists of a building area of 138,684 square feet and an outdoor garden center of 31,709 square feet. The building height will be 36-feet.

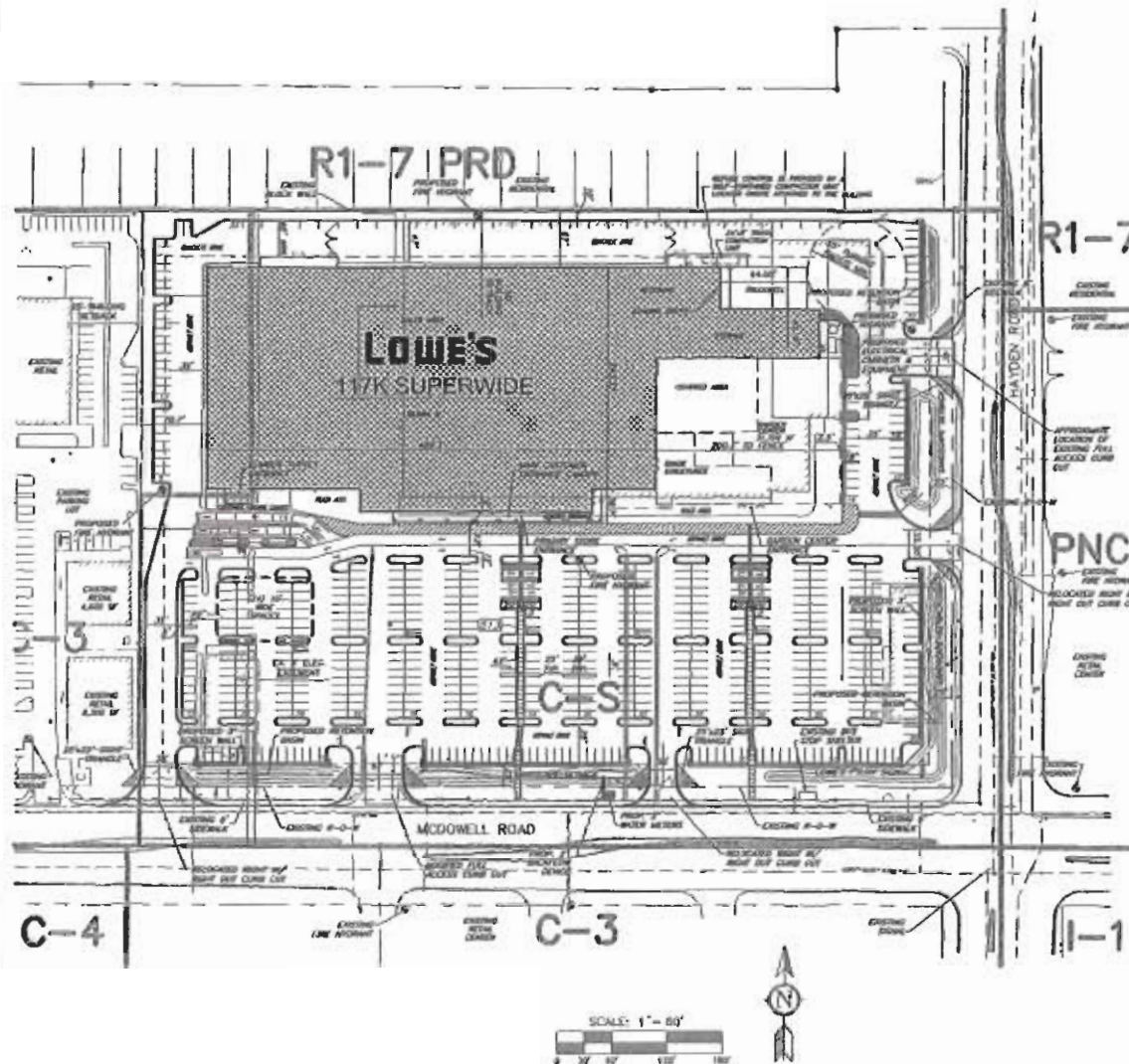
The building design is based on the creativity and quality of the existing Lowe's located on Frank Lloyd Wright and Scottsdale Roads. This building is based on a contemporary look with the use of quality materials and a creative design theme that continues around the entire building. As a part of the city requirements all roof equipment is screened by the exterior wall parapets which have been extended to the height of 36 feet above the finish floor. There are several exterior wall projections that exceed that height, however they are added to create interest and break up the horizontal line of the building. There are several projections from the main building wall that extend from a minimum of 2 feet to 56 feet. The materials used will include tilt concrete exterior walls, split face CMU, slate tile, stucco/EIFS, vertical/horizontal vinyl clad fencing fabric at the Garden Center and decorative accent lighting at several areas along the front elevation. This elevation is unique for this site and should be an asset to the City of Scottsdale as design theme that extends along the McDowell Corridor.

Based on the City of Scottsdale criteria, the required parking for the development is 612 spaces and 613 are provided, see site plan.

The site landscaping as depicted, the conceptual landscape plans are consistent with the City Guidelines and the McDowell Road landscaping will be designed consistent with the "Desert Oasis" designation in the City's McDowell Road Corridor plan.

**87-DR-2005
10/13/2005**

LOWE'S OF SOUTH SCOTTSDALE
NWC HAYDEN ROAD AND MCDOWELL ROAD, SCOTTSDALE, AZ
DEVELOPMENT REVIEW SITE PLAN



CONTACTS

DEVELOPER

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CONTACT: JACK BRANNON

SITE DATA

GENERAL NOTES

- REFUSE AND LITTER CONTROL:
-LITTER ON SITE WILL BE MONITORED AND MAINTAINED BY LOWE'S PERSONNEL ON A DAILY BASIS TO CONTROL DEBRIS AS NECESSARY.
-REFUSE CONTROL IS PROVIDED BY A SELF-CONTAINED COMPACTOR UNIT INTEGRATED WITH THE BUILDING.
- THE SERVICE AREA FOR THE FACILITY IS PRIMARILY IN THE NORTH SIDE OF THE PROPOSED BUILDING. LOWE'S SERVICES AND TYPICAL HOURS OF OPERATION FOR SERVICES ARE DESCRIBED AS FOLLOWS:
YEARS
6:30 A.M. - 6:00 P.M. / MON-FRI
CUSTOMERS
15-20 TRUCKS PER WEEK AT RECESSED DELIVERY DOCK
8-10 FLATBEDS PER WEEK AT RECESSED DELIVERY DOCK
1-8 SMALL FLATBEDS/PANEL VANS PER WEEK AT GREEN CENTER
(SEE ATTACHED TRUCK REPORT COMPLETED BY SOUND SOLUTIONS, L.L.C. ON OCTOBER 2, 2002 FOR ADDITIONAL INFORMATION AND DATA RELATED TO DELIVERIES AND RELATIVE TRUCK COUNTS)
- THE MAIN FRONT PARKING LOT LOCATED ON THE SOUTH SIDE OF THE BUILDING CONTAINS 513 PARKING SPACES INCLUDING ACCESSIBLE PARKING.
- ALL BUILDING DIMENSIONS TO OUTSIDE OF MASONRY UNLESS OTHERWISE NOTED.
- ALL PARKING DIMENSIONS TO FACE OF CURB OR EDGE OF STORMING UNLESS OTHERWISE NOTED.
- FUTURE SITE WORK TO BE COMPLETED IN COMPLIANCE TO DIVISION 2 OF LOWE'S STANDARD USE SPECIFICATIONS AND DESIGN CRITERIA.
- EXISTING FIRE HYDRANTS SHOWN AT APPROXIMATE LOCATIONS ONLY; TO BE VERIFIED BY SURVEY AT LATER DATE.

SITE AREA

505,894 SQ. FT. OR 12.34 ACRES (NET)
505,894 SQ. FT. OR 14.84 ACRES (GROSS)

ZONING

THIS SITE IS CURRENTLY ZONED AS C-5 WITH A PORTION OF THE NORTHWEST CORNER OF THE SITE RESIDING IN A ZONING OF C-3.

BUILDING DATA

CLASSIFICATION - 117K SUPERWIDE
TOTAL BUILDING AREA - 120,894 SQ. FT.
TOTAL GREEN CENTER AREA - 31,708 SQ. FT.

OPEN SPACE CALCULATIONS

OVER SPACE REQUIRED:
MAX. BUILDING HEIGHT = 36' PROPOSED (24' MAX. ALLOWED)
FLOOR 12' OF HEIGHT
(36' x 505,894) = 55,581.4 S.F. (100)
HEIGHT 24' OF HEIGHT
(24' x 505,894) = 52,214.4 S.F. (94.8)
TOTAL OPEN SPACE REQUIRED
55,581.4 + 52,214.4 = 107,795.8 S.F. (194.8)
OVER SPACE PROVIDED:
TOTAL OPEN SPACE PROVIDED = 114,418 S.F. (200.8)
PARKING LOT LANDSCAPING:
TOTAL PARKING LOT = 122,802 S.F.
REQUIRED PARKING LOT LANDSCAPE = 15,125.3 S.F. (154)
PROPOSED PARKING LOT LANDSCAPE = 15,200 S.F. (155)
FRONT OPEN SPACE:
REQUIRED FRONT OPEN SPACE = 41,200 S.F.
PROPOSED FRONT OPEN SPACE = 43,500 S.F.

PARKING DATA

PARKING REQUIRED:

TOTAL BUILDING AREA (OUTSIDE PERIMETER)	EXPECTED BUILDING SQ. FT.	EXPECTED GREEN CENTER SQ. FT.	PARKING REQUIRED CAR/SQ. FT.	PARKING REQUIRED BY CITY CODE
SALES FLOOR	80,833		RETAIL 1/250	323.33
LOUNGE & BUILDING YARD	15,812		YARD 1/300	52.71
OFFICES, RESTROOMS & UTILITY	3,212		RETAIL 1/250	12.85
RECEIVING & STORAGE	12,307		STORAGE 1/500	24.61
UTILITY ROOMS	1,436		RETAIL 1/250	5.74
RESTROOMS, CORRIDORS & ASSEMBLIES	6,014		RETAIL 1/250	24.06
CART STORAGE	88		YARD 1/200	0.20
HANDLING AREA & PAID	6,932		YARD 1/300	16.84
SUBTOTAL	138,644			508.79
GREEN CENTER COVERED SPACE		12,127	YARD 1/300	57.08
GREEN CENTER OPEN AREA		14,582	YARD 1/200	46.41
SUBTOTAL		26,709		103.49
TOTAL SPACES REQUIRED				612

PARKING PROVIDED:

TOTAL SPACES PROVIDED	813
TOTAL HANDICAP SPACES PROVIDED	12
TOTAL ADA ACCESSIBLE SPACES PROVIDED	6
ROAD SPACES/1000 SQ. FT.	4.4
ROAD (WITH GREEN CENTER)	3.8

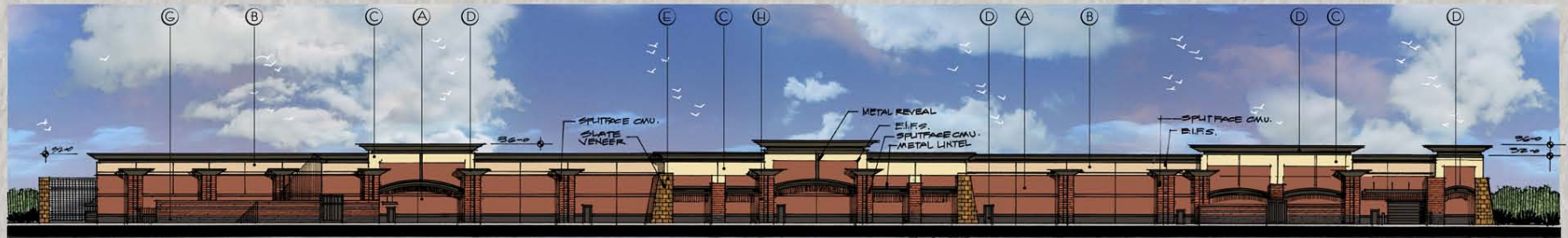
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PROJECT TEAM

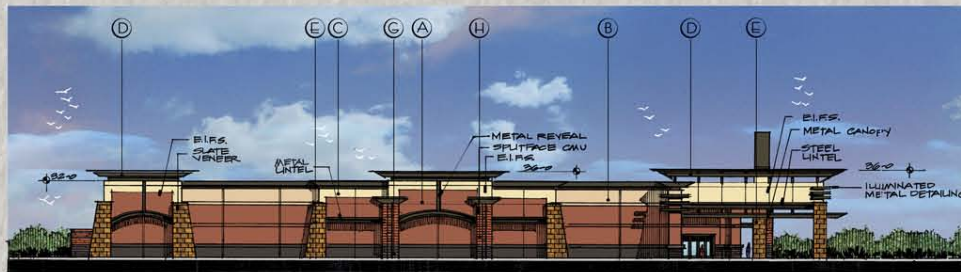
DEVELOPER: LOWE'S ALUM, INC.
ENGINEER: DEI PROFESSIONAL SERVICES
ARCHITECT: HUNT & HUNT ASSOCIATES, INC.

DEVELOPMENT REVIEW
Site Plan
LOWE'S OF
S. SCOTTSDALE
SCOTTSDALE, AZ

LOWE'S



NORTH ELEVATION
scale: 1" = 20'-0"



WEST ELEVATION
scale: 1" = 20'-0"



EAST ELEVATION
scale: 1" = 20'-0"



SOUTH ELEVATION
scale: 1" = 20'-0"

A
PAINT TO MATCH
SHERWIN WILLIAMS
#SW 6054
"Canyon Clay"

B
PAINT TO MATCH
SHERWIN WILLIAMS
#SW 2828
"Colonial Revival Tan"

C
PAINT TO MATCH
SHERWIN WILLIAMS
#SW 6127
"Ivory"

D
PAINT TO MATCH
SHERWIN WILLIAMS
#SW 7048
"Urbane Bronze"

E
S-1
SLATE SPECIALISTS
"Hebel"
#151005

F
GREEN GLASS
PPG
"Allanica"

G
INTEGRAL COLORED
C.M.U.
SUPERLITE BLOCK
"Black"

H
INTEGRAL COLORED
C.M.U.
SUPERLITE BLOCK
"Fuego Red"



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LOWE'S
of
South Scottsdale

EXTERIOR ELEVATIONS

Lowe's of South Scottsdale
NWC Hayden Road & McDowell Road
Scottsdale, Arizona
October 10, 2005



Design Concept



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